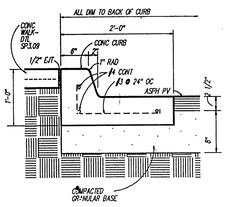
UTILITY NOTES

NOTES BY SYMBOL ·◯·:

1. POWER COMPANY PAD MOUNTED TRANSFORMER.
2. UNDERGROUND SECONDARY ELECTRIC SERVICE. (4) 4" EMPTY CONDUITS WITH PULLWIRE FURNISHED AND INSTALLED BY CONTRACTOR. WIRE FURNISHED AND INSTALLED BY POWER COMPANY.
3. UNDERGROUND SECONDARY ELECTRIC SERVICE. REFER TO ELECTRICAL RISER DIAGRAM ES.01.
4. (1) 4" EMPTY CONDUIT WITH PULLWIRE FOR UNDERGROUND TELEPHONE SERVICE.
5. (1) 3/4" EMPTY CONDUIT WITH PULLWIRE FOR FUTURE.
6. TO TELEPHONE COMPANY POLE OR PEDESTAL AS REQUIRED. VERIFY LOCATION.
7. (1) 1" EMPTY CONDUIT WITH PULLWIRE FOR FUTURE COMPACTOR.
8. STUB-UP AND CAP IN ELECTRICAL ROOM #144.
9. STUB-UP AND CAP INSIDE DUMPSTER ENCLOSURE.
10. C/T AND METER PROVIDED BY POWER COMPANY INSTALLED BY CONTRACTOR.
11. GREASE INTERCEPTOR, 1000 GALLON CAPACITY.
12. HOT AND COLD WATER BOX HYDRANT WITH 3/4" HOT AND COLD WATER.
13. 2" VENT UP IN WALL ENCLOSURE.
14. GAS METER (3,823,000 BTUH). COORDINATE GAS SERVICE LINE WITH GAS COMPANY.
15. NEW 2" DOMESTIC WATER METER IN CONCRETE METER BOX.
16. CONNECT TO EXISTING SANITARY SEWER MANHOLE AS REQUIRED. VERIFY EXACT LOCATION.
17. (2) 2" VENTS UP INSIDE BUILDING FROM GREASE TRAP.
18. (2) 2-WAY CLEANOUTS.
19. ~4" AREA DRAIN EQUAL TO JOSAM G3 SERIES WITH LOCKING HINGED LID.
20. NEW 1-1/2" IRRIGATION METER IN CONCRETE METER BOX.
21. DOMESTIC AND IRRIGATION WATER TAPS TO PROPOSED RELOCATED WATER MAIN INDICATED HERE FOR BUILDING ONLY. WORK TO RELOCATE EXISTING 12" MAIN SHALL BE BY SEPARATE CONTRACT.

TYPICAL CURB DETAIL



PROPERTY OWNER IDENTIFICATION

A. GENERAL MILLS RESTAURANTS, INC.
6770 LAKE ELLENOR DRIVE
ORLANDO, FLORIDA 32809
(407) 851-0370

B. THE VINCENT ASSOCIATION + ARCHITECTS
1327 EMPIRE CENTRAL, SUITE 104
DALLAS, TEXAS 75247
(214) 630-2902

C. CONTRACTOR

PROPERTY IDENTIFICATION

A. OFFICIAL TAX NUMBER: 2580108 ; 1.872 ACRES

B. ZONING CLASSIFICATION: C-2 GENERAL COMMERCIAL

C. TOTAL ACREAGE DEVELOPED: 1.872 ACRES

D. TOTAL ACREAGE DISTURBED: 1.872 ACRES

BUILDING AND PARKING INFORMATION

A. PROPOSED USE: RESTAURANT, ONE STORY

B. BUILDING SQUARE FOOTAGE: 9,100 SF

C. NUMBER OF PARKING AND LOADING SPACES REQUIRED: 66
BASIS: 1 PARKING SPACE PER 200 SF + 1 SPACE PER 2 EMPLOYEES

D. NUMBER OF EMPLOYEES ON MAX. SHIFT: 40

E. NUMBER OF PARKING AND LOADING SPACES PROVIDED: 159
BASIS: SITE LAYOUT (156 SPACES + 3 HANDICAPPED)

CONSTRUCTION TO CONFORM WITH ANY AND ALL CITY OF ROANOKE CONSTRUCTION STANDARDS.

NOTICE:

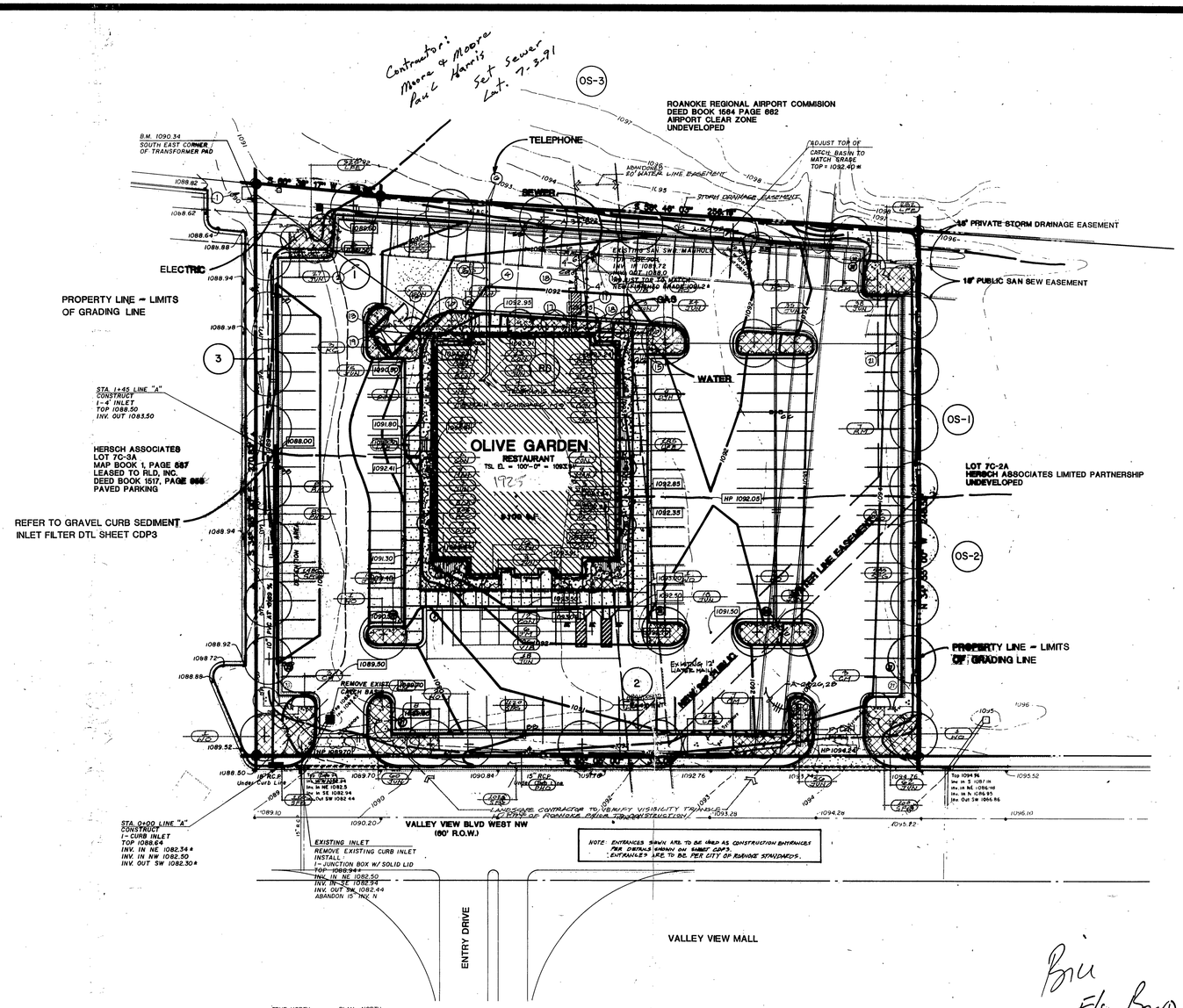
All Landowners, Developers and Contractors

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

1. City inspections: To ensure the coordination of timely and proper inspections, a preconstruction conference shall be initiated by the contractor with the City engineering department. Call 703-981-2731 to arrange a conference at least three (3) days prior to anticipated construction.
2. Street opening permit: Prior to the commencement of any digging, alteration, or construction within the public right-of-way (streets, alleys, public easements) a street opening permit shall be applied for and obtained by the contractor from the City of Roanoke.
3. Plans and permits: A copy of the plans approved by the city (signed by the proper City officials) and all permits issued by the City shall be available at the construction site at all times of ongoing construction.
4. Location of utilities: The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
5. Construction entrance: The contractor shall install an adequate construction entrance for all construction-related egress from the site. Size and composition of construction entrance shall be determined by the City site plan inspector.
6. Streets to remain clean: It shall be the responsibility of the contractor to insure that the public street adjacent to the construction entrance remains free of mud, dirt, dust, and/or any type of construction materials or litter at all times.
7. Barricades/dikes: The contractor shall maintain the integrity of all required barricades and shall furnish and ensure that all barricades proper and necessary for the safety of the public are in place.
8. Sewer and pavement replacement: Construction of sanitary sewers and the replacement of pavement shall be in accordance with approved standards and specifications of the City of Roanoke.
9. Approved plans/construction changes: Any change or variation from construction design as shown on the officially approved plans shall be approved by the City Engineer prior to said changes or variations in construction being made.
10. Final acceptance/utility: The developer or contractor shall furnish the city of Roanoke engineering department with a final correct set of as-built plans prior to final acceptance by the City.

DUE TO A BASICALLY CLEAR AND LEVEL SITE, MINIMAL AMOUNT OF SITE MATERIAL REMOVAL IS ANTICIPATED. THE CONTRACTOR IS TO NOTIFY AND COORDINATE REMOVAL OF SUCH DEBRIS WITH THE CITY PRIOR TO INITIATION OF CONSTRUCTION.

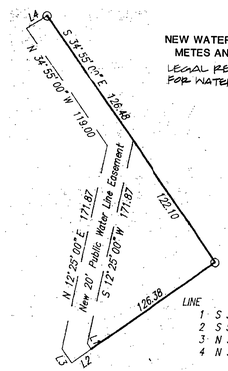


PLAN NORTH FOR ROOM FINISH SCHEDULE ONLY.

TRUE NORTH — PLAN NORTH

CDP1 COMPREHENSIVE DEVELOPMENT PLAN
1"=30'-0"

NEW WATER EASEMENT METES AND BOUNDS
LEGAL REF. D.B. 1517 PG. 959
FOR WATER LINE RELOCATION



LINE	BEARING	DISTANCE
1	S 34°55'00"E	5.62
2	S 55°05'00"W	20.00
3	N 34°55'00"W	14.38
4	N 58°46'03"E	20.04

FLOOD STATEMENT:
"THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS."
TAKEN FROM SURVEY BY FDL & ASSOC. DATED 11/04/90

PLAN SCALE: 1"=30'-0"

The Olive Garden ITALIAN RESTAURANT

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NOTES

ALL GRADING CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.

9'-10" X 18'-0" PARKING SPACES WITH 25'-0" DRIVE AISLES TYPICAL.

FOR ADDITIONAL UTILITY INFORMATION REFER CDP4.

REF CDP2 FOR CITY STD ENTRANCE DETAILS

Sewer As-Builts
Job Started: 7-1-91
Job Completed: 12-9-91

APPROVAL BLOCK

PLAN COMM. _____ DATE

CITY ENG. _____ DATE

Approved insofar as this department has jurisdiction including City-owned utilities, lot, and street configuration.
No construction to commence within public right of way without first obtaining permit from Director of Public Works.
Charles M. Huffman
City Engineer 4/23/91

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission Edward P. Tuckel 4/23/91
date

City Engineer Charles M. Huffman 4/23/91

Zoning Administrator _____

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

Bill
E/S Bond
4000.00

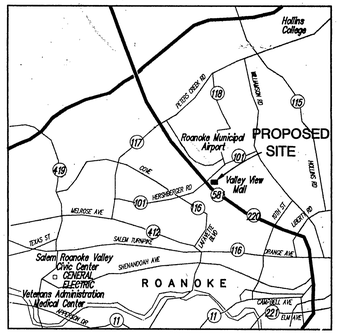
COMPREHENSIVE DEVELOPMENT PLAN

FOR THE OLIVE GARDEN RESTAURANT SHOWING GRADING, LANDSCAPE, UTILITIES, AND SITE DEVELOPMENT OF A 1.872 ACRE TRACT ON VALLEY VIEW BLVD. WEST NW.

1926 Valley View Blvd.
Roanoke, Virginia

NO.	DATE	REVISION	BY
	15 APR 91	ADD NOTES F...	CDG

© DATE OF THIS PRINTING



VICINITY MAP

Project Description

The purpose of this project is the construction of a restaurant and associated parking for General Mills, Inc. The site of approximately 2 acres is located adjacent to Valley View Boulevard in Roanoke, Virginia. The site will consist of a single 9,100 square foot building surrounded by a concrete parking area. The entire 2 acres will be disturbed during construction.

Existing Site Conditions

The proposed site has a uniform topography, with an approximate 2-3% slope northeast to southwest across the property. The site is covered with grass and weeds. There are 3 trees along the southeast property line.

There are three existing area drains: two along the northwest property line and one at the southeast corner of the site. While there are well defined swales in the immediate vicinity of the inlets, the overall site drainage is directed to the paved parking area southwest of the site.

There are no significant slopes (greater than 5%) on the property.

[illegible]nt Property

The tract is bound by Valley View Boulevard to the southeast, undeveloped tracts to the northeast and northwest [illegible] parking areas southwest of the site. There are no [illegible] or water courses in the immediate vicinity of the [illegible]ct.

So[illegible]

Th[illegible]nt soil type which will be disturbed in constr[illegible] are moisture sensitive clays and silty clays. These clays are consistent for the full depth of investigation, approximately 11 feet.

Critical Erosion Areas

Due to the uniform and moderate [illegible]ography of the site, there are no areas designated as critical erosion areas. The addition of pavement and the building as part of the development of the site serves to further protect against erosion and sedimentation.

Erosion and Sediment Control Measures

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook.

Structural Practices

1. Construction Road Stabilization - 1.02
Upon completion of grading operations for the site, a 6 inch minimum layer of crushed stone shall be placed in disturbed areas. This will eventually serve as the pavement base course.

2. Storm Drain Inlet Protection - 1.08
All storm drain inlets shall be protected during construction.

3. Temporary Construction Entrance - 1.01
A temporary construction entrance shall be installed where the site driveways intersect Valley View Boulevard. During wet weather conditions, drivers of construction vehicles will be required to wash their wheels prior to entering the roadway.

Vegetative Practices

1. Topsoil Stockpile - 1.61
Topsoil shall be stripped from areas to be graded and stock piled for later use. Stockpile locations shall be approved by the project engineer, project architect or owner's representative.

Management Strategies

1. Construction should be sequenced so that grading operations can begin and end as quickly as possible.

2. Stone shall be placed over graded areas as quickly as possible to reduce erosion.

3. Areas which are not to be disturbed shall be clearly marked by flags, signs, etc.

4. The job superintendent shall be responsible for the installation and maintenance of all erosion and sediment control practices.

Permanent Stabilization

All areas disturbed by construction shall be stabilized with permanent seeding immediately following finish grading outside of pavement and building limits. Seeding will be done with Kentucky 31 Tall Fescue according to standards and Specification 1.66 of the current Virginia Erosion and Sediment Control Handbook. Permanently seeded areas shall be protected during establishment with straw mulch.

Stormwater Management

Due to a significant increase in impervious surface area [illegible] the subject site, runoff is increased by the development of this site. Stormwater detention is provided [illegible] of the southwest side of the tract to reduce peak runoff rates to pre-development runoff rates. Control is provided by a 10 inch diameter pipe which flows into the existing storm sewer system along Valley View Boulevard. (See attached runoff calculations and detention pond size calculations).

Maintenance

In general, all erosion control measures will be checked weekly and after each significant rainfall.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK DO NOT SCALE DRAWINGS

COMMONWEALTH OF VIRGINIA
DAVID SCOTT KINGLE
No. 0606
4-15-91
ARCHITECT

THE VINCENT ASSOCIATION ARCHITECTS
THE TVA+A CORPORATION dba
One Empire Place 1327 Empire Central Suite 104
(214)630-2902 Dallas, Texas 75247

ROANOKE, VA.
1926 Valley View Blvd.
Roanoke, Virginia
Completed 12-9-91
The Olive Garden ITALIAN RESTAURANT

JOB NUMBER
90117.00

SHEET NUMBER
CDP1
OF 5 SHEETS

DATE OF ORIGINAL ISSUE

#337